



SLEEPING SEA AND ONCE IN A BLUE MOON FARM

ORCAS ISLAND & SAN JUAN ISLAND

(360) 376 7035 - 412 EASTMAN RD. EASTSOUND, WA 98245 - shana@sleepingsea.com

Directions:

Please enter the following information.

Save time! Fill out the form electronically. Click in the blank fields and type your information directly in the PDF. Save the PDF and attach in an email to shana@sleepingsea.com.

I have read and agree to the attached rental agreement/confirmation: ()

I have read and agree to the attached pet policy (if applicable): ()

_____ Date: _____
Electronic and/or Signed Signature

Please call with your credit card or enter the information below:

_____-_____-_____-_____- Exp. Date:_____ 3-Digit Code:_____
Credit Card (Visa and MasterCard ONLY)

Billing Address

Mobile Phone (Travel Contact)

Email

Alternately, print and mail a signed copy to:

*Once in a Blue Moon Farm
412 Eastman Rd. Eastsound, WA
98245*



Sleeping Sea Rental Agreement/Policies

BOOKING CONFIRMATIONS & CANCELLATIONS

Your reservation is NOT confirmed until your full payment is processed. We require 100% payment at the time of the reservation.

If you find you need to cancel your reservation with us at any time for any reason, it may not be possible for us to re-rent the home or unit. Your full payment, less a 30% cancellation fee based on your rate will only be refunded if the same dates are re-booked. While we make every effort to re-book your dates, please let us know as soon as possible in the event of a cancellation so we can open the dates for someone else.

SECURITY DEPOSIT

An authorized credit card (Visa or MC) is required as a security hold. No additional fees will be charged if all rental terms and conditions are adhered to.

OCCUPANCY LIMITATIONS

The number of guests that will occupy your rental must be stated at the time of booking as each rental has specific occupancy limits. Additional guests not included in your rental agreement are required to check-in with Sleeping Sea management and additional fees may apply. Privacy, property lines, and "quiet hours", observed between 9 pm and 7 am daily, must be respected at all times. Increased vehicle traffic, occupants, excessive noise, or illegal activity may result in fines and/or eviction.

PROPERTY USE & RESPONSIBILITY

You accept liability for any damages caused to the home, including but not limited to; landscaping, misuse of appliances, and/or furnished equipment. If it is necessary to make extensive repairs or replacement, you will be charged for all labor and materials. Guests must immediately notify the owner of any damages or fire to the house and property.

COMPOSTING & RECYCLING

At Sleeping Sea we strive towards sustainability. Please save ALL food waste for our compost and farm animals. Absolutely NO food down the drain as it is harmful to the septic system. Be sure to recycle in the designated bins during your stay. Thank you for following these waste management guidelines.

CLEANING & GARBAGE FEES

Leave only footprints. In an effort to keep our islands green, please remove all refuse generated during your stay. A removal fee will be charged for any garbage and recyclables left on site. We are aware that this system may present a hardship for some and arrangement can be made for garbage removal at an additional fee. Guest must contact us prior to check-in for details.

Our homes and units are thoroughly cleaned between guests. A cleaning fee based on size and occupancy applies to all rentals. This fee is declared in your rental quote and is non-refundable. Additional housekeeping can be arranged during your stay for an additional fee. You are required to leave your unit in the same general condition in which you received it. In the event of excessively dirty conditions and disorganization, additional fees will apply. Should it be necessary to clean carpets, remove stains, repaint, repair finishes, or replace furnishings, textiles, or house wares, you will be charged for labor, materials, and merchandise.

You are responsible for the proper use and operation of all appliances and fixtures within your rental home and to keep the same in a clean condition. You are responsible for, and will be charged for, any repair or replacement expense that results from failure to comply with these stipulations.

STRUCTURAL & ENVIRONMENTAL PRECAUTIONS

Please be aware that many homes have, or are in proximity to, structural or environmental circumstances that could pose physical hazards. These may include, but are not limited to, ocean access, tidal extremes, rocky terrain, steep slopes, cliffs, interior and exterior stairways, terraces and decks, slippery conditions, fireplaces, sharp objects, noxious plants, and insects. We request that you ask about specific hazards prior to booking. Do not book a suite/rental if you believe there may be a condition that poses unusual risk to any member of your party. You hereby release the Sleeping Sea from all personal safety risks and liability associated with the unit you rent.

PERSONAL PROPERTY

All personal property you bring to the premises shall be your responsibility and we are not liable for any damage to or loss of such property. We are not responsible for any personal items left in the unit upon vacating and such items can only be returned by shipment at your expense.

NO RIGHT OF STORAGE

No boats, jet skis or other recreational vehicles may be stored on the property at any time without approval by Sleeping Sea prior to your arrival. We are not liable for damage to or loss of any vehicles whether stored in designated parking areas, on the street or in driveways of any units.

WASTEWATER & SEPTIC

Please help our septic systems function properly. Absolutely NO foreign objects (condoms, tampons, etc.), chemicals, or waste down the drains or toilets. Toilet paper only. You are responsible for, and will be charged for, any elimination of drain blockages caused by improper use of plumbing fixtures.

NO SMOKING

Sleeping Sea is strictly a NON-SMOKING facility inside and out at all times. Smoking is prohibited anywhere on any Sleeping Sea property.

EVENTS

Rentals may not be used as event site for weddings, receptions, group dinners, activities, or any other event without prior approval.

PETS

Pets by prior arrangement only. As not all rooms are designed to accommodate pets, unannounced pets WILL NOT be accepted. Rooms are thoroughly cleaned, but Sleeping Sea does not guarantee that any home is free of pet dander or other pet conditions. See PET POLICY for more information.

CHECK IN PROCEDURE

Your arrival is 4 p.m. or later. Please let us know when you expect to arrive, especially if it will be after 6pm. We apologize that we cannot accommodate any early check-in during the high season (June-Sept.)

CHECK-OUT PROCEDURE

Your departure time is 11 a.m. Please wash dishes and keep perishable foods in the refrigerator. Put any compost for the animals/gardens in the refrigerator. Remove all your trash, recycling, and belongings from the rental. Leave keys as instructed. Guests are responsible for any lost or unreturned keys and lock changes. Check your suite for specific room instructions.

AMENITIES

All rooms, suites, and homes are furnished with towels, bed linens, hand soap, dish soap, cleaning products, toilet paper, kitchen cloth towels, and sponges unless prior arrangements are made upon booking. Please bring your own paper household products, extra garbage bags, beach towels, personal body care products, and any special kitchen accessories. Laundry is not available in any of Sleeping Sea's rentals unless advance arrangements are made for longer stay customers.

VEHICLES

For guests staying at Once In A Blue Moon Farm, please park your car in the guest parking lot and the parking designated for the suites. Loading and unloading is available next to all the units. NO vehicles are allowed on the farm to reduce congestion and to be sure they do not inhibit our tractors and other machinery, unless alternative arrangements are made upon check-in.

GATES

Our locations are completely gated and fenced to keep eager deer out of our gardens, and to keep our animals safe inside their pastures. We ask if you open a gate, please close it gently behind you. Not all gates are for opening. Please respect all signage, especially on the farm. No guests are allowed in livestock pastures or fruit orchards without accompaniment or approval by Sleeping Sea staff.

HOLD HARMLESS

Sleeping Sea assumes no liability for loss, damage, or injury to guests or their personal property. You hereby fully release and discharge Sleeping Sea from all claims, damages, or causes of action by reason of any injury or other cause, and hold Sleeping Sea free and harmless of any claim or suit arising from you or any other guest in connection with the occupancy of the premises. In any action concerning duties or liabilities of the parties, you agree to venue in the County where your occupancy occurs and the prevailing party will be entitled to recover reasonable attorney fees and costs. Notices are to be delivered to Sleeping Sea 412 Eastman Rd. Eastsound, WA 98245

We accept no liability for stoppages of transportation, utility services, inclement weather conditions, or natural disasters that may occur before, after, or during a vacation rental period, nor can we be responsible for any other conditions beyond our control. These conditions include, but are not limited to, appliance or mechanical failure, cable/satellite TV, loss of Internet access if provided, or any other such event.

If any provision of this agreement is held invalid, such invalidity shall not affect the enforceability of any other provision of this agreement.

Owner or its agents may enter the property and/or unit at reasonable times to make repairs and check on its condition.

Failure to comply with these rules and regulations shall be cause for our termination of this agreement and may result in but not limited to eviction and fines.

Sleeping Sea and its representatives retain the right to terminate the lease/rental agreement at any time for any reason resulting in but not limited to eviction.